



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**June 27, 2005**

**SUBJECT:**           **2005-0392 – Omid Shakeri** (Applicant) **William M. Carrillo, Trustee** (Owner): Application for related proposals on a 15,600 square foot site located at **542 West Fremont Avenue** (near Sydney Drive) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District.

Motion               **Special Development Permit** to construct 3 new homes;

Motion               **Parcel Map** to split two lots into three lots:

**REPORT IN BRIEF**

**Existing Site Conditions**           Existing Single Family Residence (Vacant)

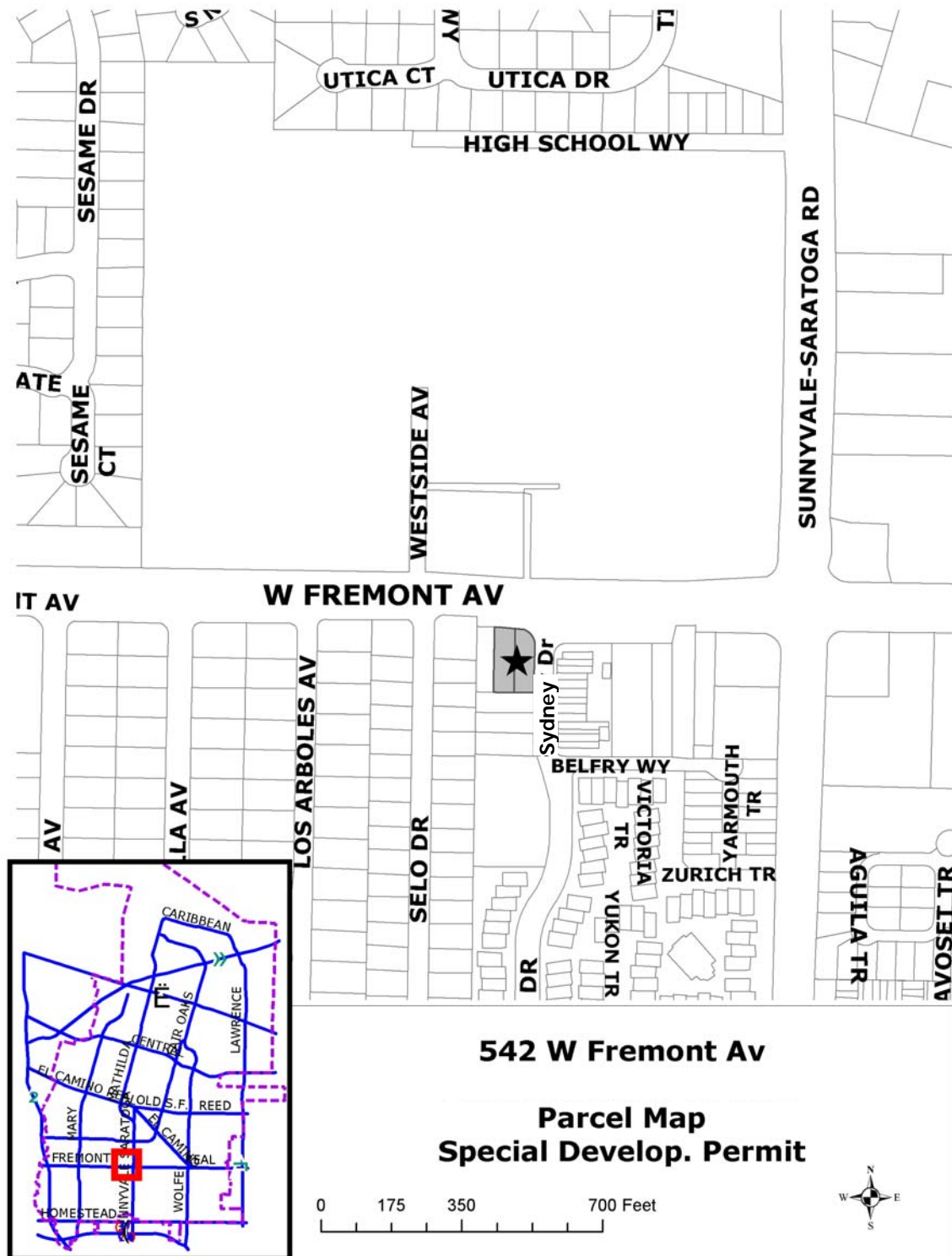
**Surrounding Land Uses**

North	Fremont High School (across Fremont Avenue)
South	Single Family Residential
East	Multiple Family Residential
West	Single Family Residential

**Issues**                               Architectural Compatibility

**Environmental Status**           A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Medium Density	Residential Low Medium Density	Residential Low Medium Density
<b>Zoning District</b>	R-2/PD	R-2/PD	R-2/PD
★ <b>Lot Size (s.f.)</b>	15,600	Lot 1- 5,100 Lot 2- 5,100 Lot 3- 5,400	8,000 min.
<b>Gross Floor Area (s.f.)</b>	1,188	8,972 <i>Lot 1- 2,988</i> <i>Lot 2- 2,988</i> <i>Lot 3- 2,996</i>	No max.
<b>Lot Coverage (%)</b>	15	Lot 1-38.9 Lot 2-38.9 Lot 3-36.6	40 max.
<b>Floor Area Ratio (FAR)</b>	15%	55.4-58.5%	45% max. <b>without PC review</b>
<b>No. of Units</b>	1	3	4 max.
<b>Density (units/acre)</b>	2.8	8.3	12 max.
<b>Meets 75% min?</b>	No	Yes	3 min.
<b>Bedrooms/Unit</b>	3	4	---
<b>Building Height (ft.)</b>	17	27.5	max.
<b>No. of Stories</b>	1	2	max.
<b>Setbacks (First/Second Facing Property)</b>			
<b>Front</b>		e.g. 20"/25"	20/25 min.
<b>Left Side</b>		4'/7'(total 12/18)	4/7 Total 12/18 min.
<b>Right Side</b>		8'/11' (total 12/18)	8/11 Total 12/18 min.
<b>Rear</b>		20/25	20/25 min.
<b>Landscaping (sq. ft.)</b>			
<b>Landscaping/Unit</b>		2700 average/unit	(20%) 1080 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Usable Open Space		1275-1350	500 sq. ft. guideline min.
<b>Parking</b>			
Total Spaces	2	4 per home	4 min.
Covered Spaces	1	2 per home	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

## **ANALYSIS**

### **Description of Proposed Project**

The existing site has one detached single-family home and accessory structures accessed directly from Fremont Avenue. The home was constructed in 1925, but it is not listed as a Sunnyvale heritage resource or landmark. The project proposes to demolish the existing home and construct three detached single-family homes on independent lots. The three homes are one less home than the maximum density permits on the site. A deviation to the minimum lot size dimensions of 8,000 square feet is required to construct detached single-family homes on proposed 5,100 to 5,400 square foot lots. All three new homes would take access from Sydney Drive.

### **Background**

The site was subject to a previous development request for development of three homes and retention of the existing home. The project was approved in January of 1976 resulting in the three homes that exist south of the subject site. The existing home was kept on a remainder parcel.

### **Environmental Review**

A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. This exemption allows for infill development in urban environments.

### **Special Development Permit**

**Site Layout:** The proposed project takes access from Sydney Drive and eliminates the existing curb cuts onto Fremont Avenue. The pattern of driveway approaches to the homes is dictated by spacing requirements for driveways and the recommendation from the Transportation Division to locate driveways as far south of the intersection as practicable. The front doors for

each home also face Sydney Drive. Each home has a driveway depth of 20 feet allowing for vehicle parking in front of the two-car garages.

The Fremont frontage is abnormal due the large amount of city right-of-way between the existing sidewalk and the subject site's property line. There is approximately 22 feet between the back edge of sidewalk and the property line. The City does not currently intend to widen Fremont Avenue, but changes to the plan lines or vacation of the street are not proposed by the City at this time. The area effectively provides a 36-foot setback from curb along Fremont Avenue for the corner home where a typical corner lot setback would be 20 feet from the curb.

The plan includes a new decorative sound wall along Fremont Avenue and new landscaping. One concern with the new wall and the large amount of additional right-of-way is the impact to the lone remaining home west of the subject site becoming isolated or walled off. This home is setback 90 feet from the street and has its access off of Fremont Avenue. This issue needs to be balanced with the desires for the new home to have privacy and protection from Fremont Avenue. Providing decorative relief elements and new landscaping should adequately address this issue.

The lot size and dimensional requirements for width of the lots require deviations to create single-family detached homes. The existing PD overlay permits requests for deviations and specifically has guidelines for usage to allow redevelopment of a property and create lots sizes less than the minimum requirements of the underlying zoning district. Staff supports the deviations to lots size and dimension for the purpose of building detached single-family homes.

Despite the proposed lot size deviations the project is in full compliance with zoning setback standards and small lot open space guidelines. The project meets both first and second floor setback requirements and provides variable side yards as is intended by the zoning ordinance. The rear yards provide a minimum of 1,275 square feet of open space with a minimum dimension of 25 feet where 500 square feet and a 15-foot dimension is recommended in the small lot guidelines. Staff does recommend that additional variation be introduced into the project layout by flipping the setbacks or floor plan for Lot 1. Adjusting this floor plan has the least impact on the spacing of curb cuts, existing utilities, and provides additional separation from the existing residence to the south. Flipping the plan would change the degree of second floor articulation and bedroom relationship to the existing home.

*Stormwater Management:* The project does not meet Group II stormwater management requirements of 10,000 square feet or more of impervious surface. No stormwater management plan is required. Staff has included a

condition of approval as a best practice that roof drains be directed to landscaping rather than direct connections to the stormwater system.

*Easements and Undergrounding:* The subject site does not have overhead lines on the property. All new service drops will be provided underground.

### **Architecture:**

The project proposes three nearly identical homes each fronting onto Sydney Drive. All three homes are two-story homes with two car garages and a covered front entry. The homes will have three different s-tile roof color patterns along with different color schemes for each home. The primary exterior material is stucco with stucco and foam for trim treatments. The homes also include a raised floor foundation of 24 inches. The total height including the raised foundation as measured from the top of the curb is approximately 27 feet. The shadow analysis indicates no impacts on adjoining structures.

The home design includes hipped roofs with varying rooflines, covered entries, and a chimney. Due to the varying roof lines and the inset second story there is a good degree of building articulation. It should be noted that the portion of the second floor over the front living room is in fact not floor area, but a double height volume.

Staff has three primary concerns for the house designs. Staff recommends that the covered entryway gable be lowered in height to be more in scale as a pedestrian entry with the first floor eave line. The architecture of one of the proposed homes should be modified to have a greater degree of variation in roofline and character to avoid a repetitious street appearance. Staff also recommends that additional detailing be applied to the front entry and garages and the use of foam be minimized in favor of more traditional building materials.

The following Guidelines were considered in the analysis of the project.

<b>Design Policy or Guideline</b>	<b>Comments</b>
<i>Single Family Home Design Techniques</i> <i>3.1 Neighborhood Patterns</i> <i>Respect neighborhood home orientation and setback patterns.</i>	The orientation of the new homes is similar to other development in the neighborhood. The setbacks proposed for the new homes are also compatible to those found in the area. The front façade has less than 50% as garage space thereby balancing the design elements.

<i>Single Family Home Design Techniques 2.2.3 Design homes to respect their immediate neighbors.</i>	The proposed homes meet all setback requirements. One bedroom window faces the abutting southern home and two frosted bathroom windows face the home.
<i>Single Family Home Design Techniques 2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The neighborhood is primarily two story townhomes and single-family homes. The homes to the east are single family and have the greatest setback from the proposed project. The home sizes of 2,966 square feet are comparable to the homes to south that average 3,000.
<i>Single Family Home Design Techniques 2.2.6 Use high quality materials and craftsmanship</i>	The primary building material is stucco and the roof is high quality s-tile. Staff recommends that foam trim be minimized and additional detailing be added to the home.
<i>Single Family Home Design Techniques 3.4 Second Floors  Design second floors to complement first floor forms and minimize their visual impact.</i>	The second floors of the homes are adequately setback from the first story and provide building articulation. Staff recommends that the covered entry gable be modified to be more in line with the first floor eave line.

### **Landscaping:**

The site currently has a number of trees on the site, most of which are old fruit trees. There are no heritage trees on site. Of the total 35 trees on site, 5 are greater than 38 inches in circumference and considered protected trees. Due to both health and conflicts with the footprints of the new homes most of the trees are designated for removal. The Coast Live Oak tree in the southwest corner of Lot 1 is in fair condition and is intended to be preserved during construction at this time. A Persimmon tree on Lot 2 and an olive tree near Lot 1 may also be able to be retained and will be reevaluated during construction. The city arborist concurs with the recommend tree removals due to the type and conditions of the trees. Five new street trees will be required of the project with three along Sydney Drive and two along Fremont Avenue

**Parking/Circulation:** The project provides two covered and two uncovered parking spaces for each home. The driveway curb cuts are along Sydney Drive and are in fact prohibited along Fremont Avenue due to the arterial nature of Fremont. Sidewalks are currently in place and will be upgraded and replaced as needed during development.

The following Guidelines were considered in analysis of the project parking and circulation.

Basic Design Principle	Comments
<i>3.2 Parking Design garages and driveways to be compatible with the neighborhood.</i>	Applicant has provided for 2-car garages and 2 uncovered parking spaces on each individual lot, street access is onto Sydney.

**Compliance with Development Standards/Guidelines:**

The proposal is in conformance with all zoning standards, except those related to minimum lot size. The lot sizes are 5,100 and 5,400 where 8,000 is the minimum lot size in R-2. Justification for the deviation is the desire to meet density requirements and construct detached single-family homes rather than duplexes or other attached housing. The applicant meets the single family home design techniques for architectural quality and style. The project's overall FAR of approximately 58% does exceed the small lot development guideline of 50%, but exceeds the open space guideline of 500 square feet.

The justification for the 58% FAR on this site is related to the type of housing in the neighborhood and the size of the adjoining single-family homes. There are a number of townhomes in the area and the three single-family homes directly south of the site average 3,000 square feet which is roughly equal to the applicant's 2,965 square foot homes. The applicant has also been able to comply with all other zoning standards and guidelines even with the 58% FAR which is an exception to the development trends requesting numerous deviations in support of higher FAR designs.

**Expected Impact on the Surroundings:**

No exceptional impacts are expected on the adjoining property. Due to the change in access and the presence of two more homes, with driveway access along Sydney, the nearby intersection will have a somewhat higher degree of activity; however, the project is a typical design for Sunnyvale. The Transportation Division did not require a traffic analysis for the project as it does not meet minimum trip generation thresholds.



The privacy impacts from the project are minimal as proposed. The backyards of all of the home provide 25 feet of separation from the home to the west. The one home to the south will have one bedroom window facing the home and two frosted bathroom windows. If the layout of Lot 1 is flipped there may be two bedroom windows facing the south home.

### **Tentative Map**

**Description of Tentative Map:** The project subdivides the existing site into three individual lots. No common area is proposed by the project. All facilities and easements are in place to serve the new development. Connections to utilities will be done in accordance with City standard specifications.

### **Fiscal Impact**

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A traffic impact fee is assessed for the net gain of two units resulting in an estimated fee of \$3,610.06. Traffic fees are charged at time of their payment and are required prior to issuance of a building permit. The Park Dedication fees are also assessed for the net gain of two units for an approximate fee of \$22,460.62 for the next fiscal year. Park dedication fees are charged at the time of filing for a final map. The fees must be paid prior to approval of the final map.

No fiscal impacts other than normal fees and taxes are expected from the project

### **Public Contact**

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No neighborhood meetings were held for the proposal. Staff has received one letter pertaining to the project (Attachment E). The letter addresses a number of questions about the project. Questions concerning tree removal, fence condition, driveway approaches, no parking signs, fireplaces, window locations, drainage and setbacks.

The driveway approaches were designed to avoid utility boxes, but could be more perpendicular if Planning Commission desires. Fremont is an arterial road and curb cuts are strongly discouraged along this street per city policy. Drainage of the lots will be designed to flow to the front of the lots and into the backyards. Drainage is not permitted to cross property lines. The fences will be replaced by new six-foot wood fences if they are in bad condition. Most trees on the site are to be removed. The project does comply with setback requirements and preference for more distance along the south property line is noted. One egress window is required for a bedroom along the south façade of Lot 1, the other windows are frosted bathroom windows. There are two gas fireplaces, however only one chimney is included in the architecture. Parking

signage is not within the purview of this permit it is the responsibility of the City's Transportation Division as an operational issue.

**Planning Commission Study Session:** At the study session the primary issues discussed were the quality of the existing home, repetitiveness of the three homes architecture and layout, tree inventory, treatment of Fremont Avenue right-of-way, and overall FAR and house size. The applicant has provided supplemental information addressing the issue of overall FAR and color elevations for the three homes. (Attachment C,D)

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 123 notices mailed to the property owners and residents within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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## Conclusion

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit and Tentative Map. Staff is able to support the proposed project with some minor conditions to modify the design slightly to include more variation in layout and architectural style. Staff supports the proposed deviations to create individual lots and the proposed 58% FAR due to ability of the project to comply with all zoning setback and open space requirements and conform to the Single-Family Design Techniques. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

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## Alternatives

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1. Approve the Special Development Permit and Tentative Map with attached conditions.
2. Approve the Special Development Permit and Tentative Map with modified conditions.
3. Deny the Special Development Permit and Tentative Map.

**Recommendation**

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Recommend Alternative 1

Prepared by:

Kelly Diekmann  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Letters from Other Interested Parties
- F. Color Boards and Elevations

**Special Development Permit**

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1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale by providing for compatible infill development while attaining the zoning standards and guidelines designed to meet community standards for livability, character, and quality of the City of Sunnyvale as discussed below:

1. Land Use and Transportation Element

*C2.2: Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

The proposed project will create three single family detached for sale units. The project meets the Housing and Community Revitalization Sub-Element Goal of providing at least 75% of the permitted number of residential units. The building design and architecture will enhance a neighborhood of older residential units while maintaining similar density and scale to the area.

*N1.4.1: Require infill development to complement the character of the residential neighborhood.*

The neighborhood consists of a variety of home styles and architectural features with no one dominant design feature. The project's design complements the surrounding residential character with contemporary single-family home architecture.

2. Housing and Community Revitalization

*A.4.a: The City shall require all new developments to build at least 75% of permitted density.*

The project meets this requirement with eight units.

3. Community Design Sub-Element

*Policy C.4: Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates high quality design and significantly improves the visual appearance of an unkept site.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of adjacent properties as the proposed architecture meets the single family design techniques, will be a benefit to the neighborhood and is compatible with the existing architectural character of the neighborhood.

**Recommended Findings - Tentative Map**

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Staff is able to make the finding that the Tentative Map, with the Recommended Conditions of Approval is in conformance with the Sunnyvale Municipal Code and recommends approval of the map as attached.

The subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses and programs of the General Plan. The project, in conjunction with an approved Special Development Permit, meets the overall density allowed in the proposed R-2 Zoning District and supports a land use that is compatible with the surrounding neighborhood. The project also meets the goals and policies of the General Plan, as enumerated above.

However, the approving authority shall deny the Tentative Map if it makes any of the following findings:

- A. That the subdivision is not consistent with the General Plan.
- B. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
- C. That the site is not physically suitable for the proposed type of development.
- D. That the site is not physically suitable for the proposed density of development.
- E. That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

**Recommended Conditions of Approval - Special Development Permit /Use Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing by the Planning Commission.
- B. The Conditions of Approval shall be reproduced on the front page of the plans submitted for a Building permit for this project.
- C. Execute a Special Development Permit document prior to issuance of the building permit.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- F. Deviations permitted by this permit are expressly as follows:
  - Minimum lot size less than 8,000 square feet.
  - Minimum lot width of 51 feet

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements, including improvements on Fremont Avenue.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit. The project shall use a

variety of color schemes for the units to provide diversity and interest.

- B. The building permit plans shall clearly indicate window and door types that meet sound transmission requirements proposed with the application acoustical study.
- C. The plans shall be revised to be consistent with the Design Techniques and Design Guidelines to provide the following:
  - i. Modify the site layout of one of the units, with a flipped floor plan or flipped setbacks. Due to driveway approach considerations either Lot 1 or Lot 2 shall be adjusted.
  - ii. Design driveways to be as perpendicular to the street as feasible.
  - iii. Foam accents are to be used sparingly for accent features not primary trim treatments.
  - iv. Modify the covered entry gable to be more in scale with the first floor eave line
  - v. Additional detailing to garage trim, columns, and other accents shall be provided. Materials shall wrap to logical endpoints, may include wrapping around corners.
  - vi. One home shall be modified to provide a greater degree of architectural variation in terms of building form and character, articulation, and rooflines.
  - vii. Lot 3 home's Fremont façade shall include high levels of detailing and full size windows, may include shutters and full trim treatments around windows.
  - viii. Include frosted glass for all bathroom windows opposing a side yard of a single family home.

#### **4. EXTERIOR EQUIPMENT**

- A. Individual air conditioning units shall be shown on the building permit plans and are to be screened with architecture or landscaping features. Units may not be located in required setbacks.

#### **5. FEES**

- A. Pay Traffic Impact fee estimated at \$3,610.06, prior to issuance of a Building Permit. (SMC 3.50)
- B. Pay Park In-lieu fees estimated at \$22,460.02 per unit, prior to approval of the Final Map or Parcel Map. (SMC 18.10)

**6. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development and shall be included in the submittal of plans for building permits. Fences may be as high as seven feet subject to review and approval by the Director of Community Development at the time of issuance of building permits for construction of the homes.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. A decorative masonry wall plan with landscaping and relief elements shall be submitted to Director of Community Development subject to review and approval.
- D. For front yard fences in residential areas, open decorative type fences, such as picket, post and rail are preferred. Chain link and barbed wire fences are not allowed in residential areas.
- E. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed. Install and maintain a 6-foot solid fence, measured from the highest adjoining grade, of a design approved by the Director of Community Development along the perimeter property lines.

**7. LANDSCAPING**

- A. Landscape and irrigation plans shall be subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.
- B. Backflow preventers are to be located in an inconspicuous place. If the devices are viewable they shall include complete screening of the device.
- C. Decorative hardscape shall be incorporated into the front entry/porch design of the home for pedestrian access.
- D. All areas not required for parking, driveways, structures or fenced "rear" yards of usable space shall be landscaped.
- E. Roof drains are to be directed to landscaped areas and not directly connected to the storm drain system.
- F. All landscaping shall be installed in accordance with the approved landscape plan.
- G. Of new trees installed, no tree shall be less than 15-gallon size.



- H. Five new street trees are also required to be installed prior to occupancy. Species will be indicated by the City Arborist on the building permit.
- I. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size. Four 36 inch box trees are required.
- J. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

## **8. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- B. The tree protection plan shall remain in place for the duration of construction.
- C. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  - 1. An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
  - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained. Specifically the Coast Live Oak on Lot 1 shall be retained and opportunities to preserve the Persimmon on Lot 2 and the Olive on Lot 3 shall be reevaluated prior to submitting for building permits.
  - 3. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- D. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

## **9. RIGHT-OF-WAY IMPROVEMENTS**

- A. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to

occupancy. Abandoned curb cuts are to be replaced with sidewalks per standard city specifications. This project requires a monolithic sidewalk improvement. Plans shall be approved by then Department of Public Works.

**10. STORAGE**

- A. All exterior trash shall be confined to approved receptacles and enclosures.

**11. TENTATIVE MAP CONDITIONS**

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.

